



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Email: 4C@anc.dc.gov

Karen Livingston
Chairperson
4c06@anc.dc.gov
SMD 4C06

BZA Case #20855

April 12, 2023

Dr. Antoine Kirby
Secretary
4c02@anc.dc.gov
SMD 4C02

Frederick Hill, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Thomas Defranco
Treasurer
4c03@anc.dc.gov
SMD 4C03

Dear Chairperson Hill,

Brittany Kademian
4c05@anc.dc.gov
SMD 4C05

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 6 present at its April, 2020, meeting, voted, with 6 Yeas, 0 Nays, and 0 Abstentions to support the applicant's request for Special Exception to the minimum vehicle parking requirements of Subtitle C § 701 (located at 4402 Georgia Ave NW, Washington, DC 20011) pursuant to Subtitle C § 703.2 and Subtitle X § 901.2 on the condition that all of the below stipulations are met.

Daniel Alexander
Vice Chairperson
4c04@anc.dc.gov
SMD 4C04

The applicant has met with the community and agreed to the following conditions as part of our support:

General Commitments

- Trash will be stored in a covered area externally until pickup, and a private trash company will come 3x a week. No trash will ever be stored on Georgia avenue or in front of the building.
- Provide a total of 8 interior bike parking spaces
- Provide residents with bikeshare membership gift cards

Casey Swegman
4c01@anc.dc.gov
SMD 4C01

Affordable Housing

- The building will provide at least one "affordable" (IZ) unit at a deeper level of affordability (60%) than what the regs require (only 80%). Given the housing crisis in the District of Columbia and the rampant inequities in the current housing market, the developer is encouraged to increase the number of IZ units offered. Developer has committed to designate an above ground unit as the IZ unit.

Other Feedback and Suggestions Provided by Community Members

- Provide the name and contact information for the company established to develop the property located at 4402 Georgia Ave NW to ANC and neighbors.
- Provide name and contact information for the employed Project Manager (when determined) to ANC and neighbors.
- Owner agrees to use only DCRA inspectors to approve 4402 Georgia Ave NW construction. No third-party inspectors should be used.
- Implement a Vector and Rodent Control plan for demolition to continue through construction.
- Ensure Demolition Contractor has a RRP Certification.
- Ensure subcontractors are also licensed, bonded and insured.

- During construction, developer will not block the public alley, neighbor driveways, or public parking spaces at any time or perform construction only during permitted hours without prior notice and authorization.
- Provide 72 hours advance notice of impact to road accessibility/parking due to construction vehicles.
- Limit exterior sound producing construction activities to Mon-Friday 8 am to 6 pm and Saturday 9 am to 5 pm.
- Promptly fix any damage caused to neighbors' property during demolition and construction at the current developer's expense with a contractor chosen by the neighbor whose property is damaged.
- Limit audible sounds like music to be heard only in the vicinity of the construction; if heard in a neighboring home, the developer will be asked to turn it off.
- Where possible, place any dumpsters in the rear of the property.
- Provide 24 hours advance notice to ANC and impacted neighbors of any planned electrical or water shut offs.
- Ensure that all entrances and windows are closed and locked when workers are not on the premises.
- Developer, Commissioner for 4C01 and adjacent business/property owners will continue conversations about impacts and possibility of easement in the rear of the 4402 Georgia Ave property.
- Debris will be removed promptly and not left overnight.

Environmental

- The applicant will test the pipes on the public and private side for lead. If they have lead lines they will replace those lines on the private side and work with DC Water on the public side.
- Install permeable pavers for any driveway/parking pad, walkway, or patio surface to be installed to help with water runoff and flooding.
- Implement pet-safe pest and rodent control in advance of and during construction.
- Provide 48-hour notice to ANC and neighbors if any toxic material will be removed.

Safety

- Reinforce back yard areas with cement when digging up or excavating basement area/backyard.
- Establish storm water/erosion controls during construction.

The Commission recognizes that some of these conditions are not within the purview of the BZA to enforce. The Commission also stipulates that we have a right to request these conditions in order to support our community, address environmental concerns, and address affordable housing and displacement. Due to the limited window for us to review applications, collect community feedback, and weigh in on this case, a motion with conditional approval is the best way for our community to have their voice heard. The Commission has a right to request these for any development projects within our boundaries on behalf of the District residents we represent.

The Commission also voted with 6 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C01, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the BZA related to this matter.

DocuSigned by:

Karen Livingston

C031378920184E6...

Karen Livingston
Chairperson, ANC 4C

DocuSigned by:

Dan

9E6517C8EB7046E...

Daniel Alexander
Vice Chair, ANC 4C